

UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor Vee-Kay Industries, Inc., an Illinois corporation

Cook of the County of and the State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of December 19 88 known as Trust Number 113907 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal Description attached as Exhibit A.

13.00

719347702

Property of COOK COUNTY, ILLINOIS FILED FOR RECORD 1988 DEC 23 PM 2: 16 88592217

Box 333

Mail to: Sidney M. Levine, Esc., 200 N. LaSalle St., #2100, Chicago, IL 60601

Prepared By: Sidney M. Levine, Esc., 200 N. LaSalle St., #2100, Chicago, IL 60601

Property Address: 2501-2513 W. Taylor Street, Chicago, IL 60612

Permanent Real Estate Index No. 16-13-423-0011, 16-23-423-024, 16-13-423-025, 16-13-423-026

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 1st day of December 19 88

(SEAL) Secretary Anthony J. Valbo

(SEAL) President [Signature]

Exempt under provisions of Par. E. Sec. 4, Real Estate Transfer Tax Act and Par. E., Sec. 200.1-2B6, Chicago Transaction Tax Ordinance, December 1, 1988

Agent for Grantor and Grantee

Sidney M. Levine

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Deed In Trust
Warranty Deed

Address of Property

2501-2513 W. Taylor Street
Chicago, Illinois 60612

to
LaSalle National Bank
Trustee

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LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

* and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation.

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Property of Cook County Clerk's Office

OFFICIAL SEAL
KIT E. KUDAKIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 28, 1992

Notary Public

Given under my hand and seal this 15th day of December, 1988
for the uses and purposes therein set forth, I, the undersigned, have signed, sealed and delivered the said instrument as their free and voluntary act and deed of said corporation, and as the free and voluntary act and deed of said corporation, as such President and Secretary, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that personally known to me to be the same person as _____ whose name _____ S are known to me to be the Secretary of said corporation, and Inc., an Illinois corporation and Anthony J. Valvo, personally personally known to me to be the President of Vee-Kay Industries, John C. Kraft, Notary Public in and for said County, in the State aforesaid, do hereby certify that

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

A TRACT OF LAND DESCRIBED AS FOLLOWS:
LOTS 1 to 6, BOTH INCLUSIVE, AND LOT 26 AND THE NORTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOT 26; THE VACATED NORTH AND SOUTH ALLEY BETWEEN SAID LOTS 1, 2 AND 3 AND 26 AND NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF VACATED 16 FOOT ALLEY EXTENDED EAST TO THE WEST LINE OF SAID LOTS 1 TO 6, (EXCEPTING FROM AFOREDESCRIBED TRACT OF LAND THAT PORTION THEREOF LYING WEST OF) THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 26, 141.35 FEET, WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTH IN A STRAIGHT LINE TO THE SOUTH LINE OF THE NORTH 1/2 OF VACATED 16 FOOT ALLEY 8.25 FEET WEST OF THE CENTER LINE OF SAID VACATED NORTH AND SOUTH ALLEY EAST OF AND ADJOINING SAID LOT 26), ALL IN BLOCK 2 OF THE SUBDIVISION OF THE NORTH 10 1/4 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B

LOTS 1, 2 AND 3 IN SUBDIVISION OF LOTS 31 AND 32 IN S.W. RAWSON'S SUBDIVISION OF BLOCK 2 OF S.W. RAWSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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